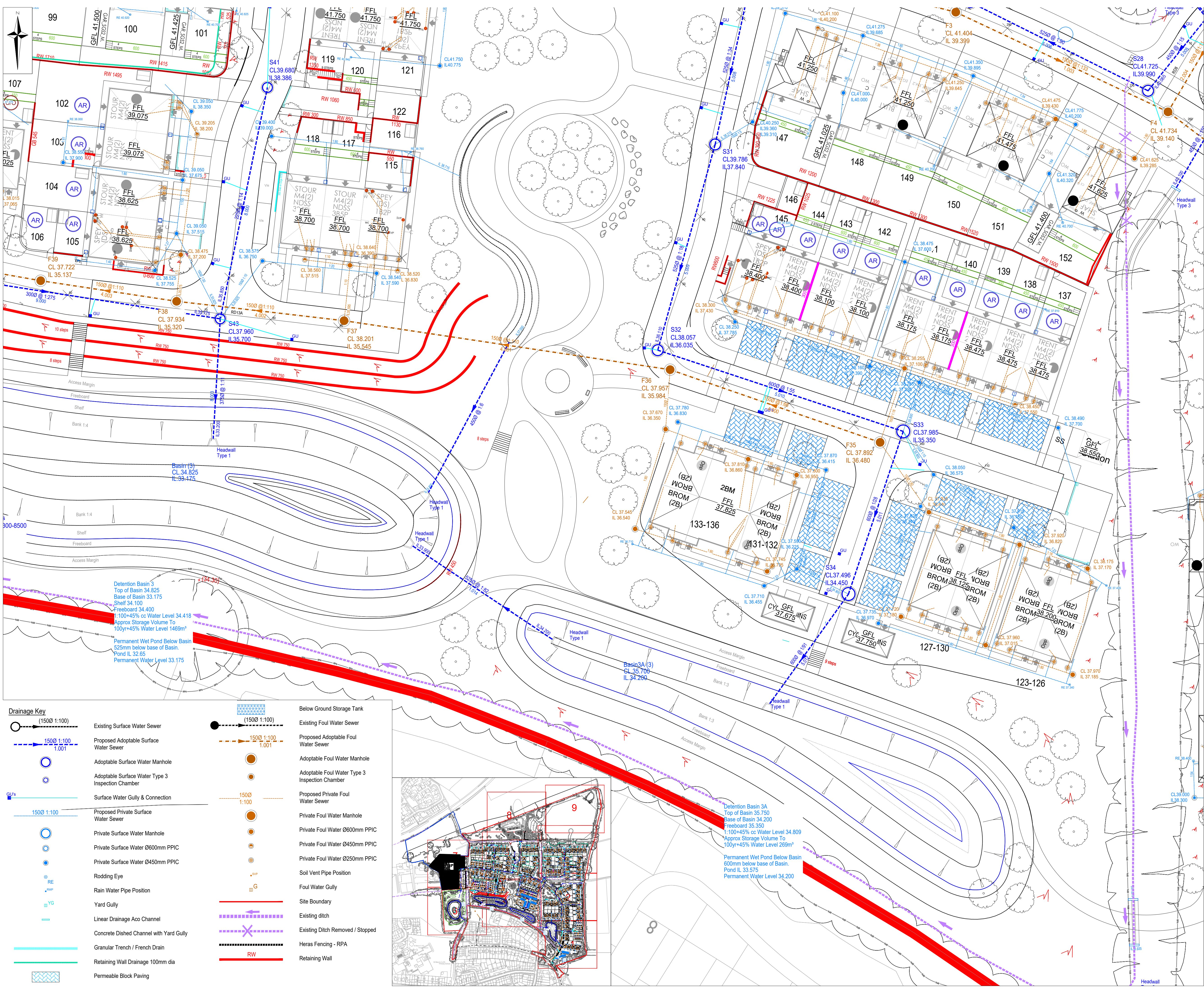




- Notes:
1. This drawing presents the drainage layout for H9376 (890815).
 2. Existing level information taken from NJC Survey topographical survey drawing number S157202 dated 18.03.2019.
 3. The existing drainage information shown on this drawing is taken from Southern Water.
 4. Ground conditions assessed in the site investigation report.
 5. This drawing is to be printed in COLOUR.
 6. House levels are Finished Floor Levels (FFL's).
 7. Figures quoted next to manholes / rodding eyes are cover & invert level, in Metres AOD.
 8. Footpaths are to be laid with a crossfall to allow drainage to soft landscaped areas.
 9. This drawing is schematic for clarity, and where possible drains should be laid within 2m of houses, and connections kept as short as possible.
 10. Where possible all drainage runs shall be kept a minimum of 4.0m from any existing tree that is to be retained.
 11. This drawing has been prepared for House Drainage purposes only, and must not be used for House Setting Out.
 12. All drainage design is subject to technical approval, no connections shall be made to any public sewers without written consent from the drainage authority.
 13. The location of rain water pipes (RWP) are subject to confirmation by the Architect / Services Engineer.
 14. The location of soil vent pipes (SVP) / stub stacks (SS) is subject to confirmation by the Architect / Services Engineer.
 15. Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.
 16. All rest bends associated with stub stacks, soil vent pipes, wc connections and stub wastes are to be set with their inverts at 450mm below Finished Floor Level (FFL).
 17. All drains and connections to be 100mm diameter, unless shown otherwise.
 18. All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
 19. All high void ratio attenuation units to be installed strictly in accordance with manufacturer's requirements.

Drainage Key

(1500 1:100)

	Existing Surface Water Sewer		Existing Foul Water Sewer
	Proposed Adoptable Surface Water Sewer		Proposed Adoptable Foul Water Sewer
	Adoptable Surface Water Manhole		Adoptable Foul Water Manhole
	Adoptable Surface Water Type 3 Inspection Chamber		Adoptable Foul Water Type 3 Inspection Chamber
	Surface Water Gully & Connection		Proposed Private Foul Water Sewer
	Proposed Private Surface Water Sewer		Private Foul Water Manhole
	Private Surface Water Manhole		Private Foul Water 260mm PPIC
	Private Surface Water 260mm PPIC		Private Foul Water 245mm PPIC
	Private Surface Water 245mm PPIC		Soil Vent Pipe Position
	Rodding Eye		Foul Water Gully
	Rain Water Pipe Position		Site Boundary
	Yard Gully		Existing ditch
	Linear Drainage Acc Channel		Existing Ditch Removed / Stopped
	Concrete Dished Channel with Yard Gully		Heras Fencing - RPA
	Granular Trench / French Drain		Retaining Wall
	Retaining Wall Drainage 100mm dia		
	Permeable Block Paving		



Detention Basin 3A
Top of Basin 35.750
Base of Basin 34.200
Freeboard 35.350
1:100+45% cc Water Level 34.809
Approx Storage Volume To
100yr+45% Water Level 269m³
Permanent Wet Pond Below Basin
600mm below base of Basin.
Pond IL 33.575
Permanent Water Level 34.200

Detention Basin 3
Top of Basin 34.825
Base of Basin 33.175
Freeboard 34.400
1:100+45% cc Water Level 34.418
Approx Storage Volume To
100yr+45% Water Level 1469m³
Permanent Wet Pond Below Basin
525mm below base of Basin.
Pond IL 32.65
Permanent Water Level 33.175